

EUCALYPTUS GROVE HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING AGENDA

THURSDAY, DECEMBER 12, 2024 (6PM)

Via Zoom & 7610 Hollister Board Room

Join Zoom Meeting**

<https://us02web.zoom.us/j/86354604789>

Meeting ID: 863 5460 4789 / +1 669 900 9128 / Hit *6 to unmute

1. CALL BOARD MEETING TO ORDER – CONFIRMATION OF QUORUM

2. REQUEST BY OWNERS IN ATTENDANCE / VIA CORRESPONDENCE / PHONE –

Open Forum (unless it's an emergency, it'll be put on next month's agenda); Bd to consider request & possibly vote. Each unit has about 3 minutes to address their concern to the Board.

3. APPROVAL OF PRIOR MEETING MINUTES (Nov. 7th, 13th, 14th, Dec 5th)

- Regular Session.
- Executive Session Summary (11/14 - Fine to be paid; 12/5 – new mgmt)

4. TREASURER, OFFICERS & COMMITTEES

- Reading of the Treasurer's Report. See attached Financial Summary & Balance Sheet
Operating Expenses are about 16+% below budget thru end of last month on cash basis
Paid from reserves: Crane's tree (\$18K) Enviroscaping (\$8,155.36 erosion control & \$8K for mulch)
Suggested Motion: Move to approve the Treasurer's report and confirm the Board has reviewed all financial information each month as required by Civil Code Section 5500 including, but not limited to, the Association's check register, monthly general ledger, and delinquent assessment receivable reports. Furthermore, as required by Civil Code Section 5380, the Board has approved all transfers of funds to and from the Association's bank accounts, and has approved any two authorized signers on the Association's bank accounts to transfer funds from reserves in an amount necessary to pay for expenditures as described in the Assoc's budget or otherwise approved by the Board. Last month & year-to-date payroll expenses: Pool - \$814.80 (YTD \$7,007.28); Caretaker: \$2,122.40 (YTD \$7,890.40); Scribe: \$1,445.64 (YTD \$9,441.25)
Need to transfer from reserve: to reimburse #351 for deck resurfacing \$3,750
- Landscape recommendations & proposals: tree work;
- Committees (Grounds, EV Solar, Architectural, Website, etc.)
- Caretaker or pool report
- Vendor evaluations

PRIORITY ITEMS NEED TO BE DISCUSSED / RESOLVED:

Old Business: 5 #a, b, c, d, e, f, g, h

New Business: 6 #a, b, c

5. OLD BUSINESS (Board to consider, review and possibly vote on...)

- 7630 Gas lines replacement
- #351 – reimbursement for deck resurfacing
- Insurance related: Revised No BBQ policy sent 10/25/25; need to officially approve
- 7626 - ins. claim: Rec'd \$457,742.38; Submitted on 10/17/24 for retainer / depreciation and supplemental disbursement from carrier; Owner #229 claim
- Updating the gov docs: Received draft #3 from atty
- Strage room at 7610: remediation needed
- Annual Meeting 1/9/25 at 6PM at GVCC (Chris' & Joe's terms are expiring) – send notice
- Ins claim re: former owner #264 (Jauchen)
- Repairs: roof; dryrot; painting; gutter cleaning; approval and/or ratification of proposals & invoices (if any);
- Gas lines identification projects – installing tags on each line (Jim Dewey);
- Repairs & bids: DG paths; V-Ditch; Sidewalk; (if any)
- Consolidated Overhead upgrades to gates, gym & pool access control

- m. Pool facilities & sauna; other related issues; handicap seating;
- n. Signs: Address, pathways, directional, speed limit, no trespassing, pool area
- o. EV charging stations
- p. Inspection of elevated walkways & balconies – by Focused Group
- q. Fire safety – quote for radios / walkie-talkie; Air table.

6. NEW BUSINESS (Board to consider, review and possibly vote on...)

- a. Annual audit / review & Tax Returns by CPA
- b. Patio furniture for smoking areas
- c. Central BBQ area
- d. Carport roofs full of debris
- e. Replacement of stair treads & brackets
- f. Rekeying common doors
- g. Other items to be put on next month's agenda

7. EXECUTIVE SESSION

If needed: (Executive Session may only be used to discuss litigation, contracts with 3rd parties, member discipline, personnel, upon an owner's request to discuss payment of assessments, foreclosures, disability requests, legal advice, censure of a director, or mental illness of a member); Mgmt; contract;

- Late payers through end of last month (balances of \$500 or more):
- Internal Dispute Resolution / Levy fines / Bankruptcy / Foreclosure / Small Claims / Write off

8. ADJOURNMENT (Scheduled meeting 1/9/25 @ 6PM @ GVCC via Zoom) egagenda.doc 12/8/24

Prepared By: Bartlein & Company, Inc., (805) 569-1121 Fax (805) 682-4341
 Email: jamesn@bartlein.com
 3944 State Street, Suite 200, Santa Barbara, CA 93105